GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands – APIIC – National Industrial Corridor Programme of GoI – Orvakal Node under the Hyderabad Bangalaore Industrial Corridor (HBIC) – AP-Industrial Corridors Infrastructure Development Corporation Ltd., (APICDC), SPV to partner with National Industrial Corridor Development Corporation (NICDC), GoI to develop the Industrial lands - Transfer of project lands (Acs.2621.15) of Orvakal Node from APIIC to APICDC, duly incorporating the change of name of SPV with Registrar of Companies under Ministry of Corporate Afairs and with the approval of exemption of stamp duty from the competent authority - Orders - Issued.

INDUSTRIES AND COMMERCE (INFRA) DEPARTMENT

G.O.Ms.No.86 Dated: 05-12-2024.

Read the following:

1. G.O.Ms.No.48, Industries & Commerce (Infra) Dept., dt.02.09.2024.
2. G.O.Rt.No.163, Industries & Commerce (Infra) dept., dt.18.09.2024.
3. From the VC&MD., APIIC Ltd., e-file No.APIIC-16026/7/2024-ENGG WING I-APIIC, (C.No.2632620).

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O R D E R:

In the G.O. 1st read above, Government had accorded approval to the addendum of Shareholders Agreement (SHA) and State Support Agreement (SSA) for Orvakal and Kopparthy Nodes to the existing Shareholders Agreement (SHA) and State Support Agreement (SSA) signed on 29th November 2017, and renaming the existing SPV "NICDIT Krishnapatnam Industrial City Development Ltd." as "AP-Industrial Corridors Infrastructure Development Corporation Limited (APICDC)" and also accorded approval for the development of Orvakal and Kopparthy Nodes and future NICDIT sponsored nodes in the State under the NICDIT Framework, through this SPV – APICDC.

2. In the G.O. 2nd read above, Government accorded permission to nominate APIIC Limited, as the Nodal Agency on behalf of Government of Andhra Pradesh, to enter Share Holder Agreement (SHA) and to execute State Support Agreement (SSA) with NICDC, GoI for the development of Orvakal and Kopparthy Nodes under the NICDIT Framework through the SPV, APICDC. Subsequently, the addendum agreements of SHA & SSA has been signed between State Government (APIIC) and GoI (NICDIT) on 30.10.2024 for development of Orvakal Node under the existing SHA & SSA signed for Krishnapatnam Node on 29th November 2017.

3. In the reference 3rd read above, the VC&MD., APIIC Ltd., has informed that, Orvakal node was identified under Hyderabad Bengaluru Industrial Corridor (HBIC) in Andhra Pradesh for development under National Industrial Corridor Programme. A Special purpose Vehicle (SPV) has been formed as a Joint Venture of Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC) (Nodal Authority) and National Industrial Corridor Development and Implementation Trust (NICDIT) Limited (GOI Agency).

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The SPV is named as "NICDIT Krishnapatnam Industrial City Development Limited (NKICDL)" with 50:50 shareholding of APIIC (on behalf of GoAP) and NICDIT (on behalf of GoI). In 13th meeting of board of trustees of NICDIT held on 08.07.2024, Cabinet Committee on Economic Afairs (CCEA) has accorded approval for phase-1 development of Orvakal Node in Kurnool District in an extent of 2,621.15 Acres with an estimated cost of project (including Land) of INR 2,786.10 Crores for construction of internal infrastructure components of activation area.

4. As per clause 4.1 & 4.3 of SHA agreement, the total land to an extent of 2,621.15 Acres costing Rs. 1,041.91 Crores has to be transferred to the SPV-APICDC (AP-Industrial Corridors Infrastructure Development Corporation Limited) as equity contribution by APIIC and NICDC will transfer an amount of INR 1,041.91 Crores matching the equity of land cost of APIIC in the form of cash into the project SPV. The village wise total extent of phase 1 development of Orvakal Node in Kurnool District has been is tabulated below:

Sl.No.	Name of Mandal	Name of the village	Land extent in Acres
1	Orvakal Mandal	Meedivemula	1,434.58
2	Orvakal Mandal	Uppalapadu	1,066.33
3	Orvakal Mandal	N.Konthalapadu	120.24
Total Area			**2,621.15**

For the tranche-1 transfer of funds, NICDC has requested for survey no. wise details of 260 Acres of land equivalent Rs.100 crores (@38.72 Lakhs/Acre). The same was submitted to NICDC for infusing Rs.100 crores of cash equity to SPV immediately.

5. The VC&MD., APIIC Ltd., has therefore, requested the Government to accord permission for transfer of land to an extent of Acs.2621.15 pertaining to orvakal node under HBIC from APIIC to SPV formed under NICDC i.e. AP-Industrial Corridors Infrastructure Development Corporation Ltd., AP-ICIDCL subject to incorporation of name change of SPV in RoC duly exempting the value of Stamp duty since to transfer the equity, transfer of the land through registered sale deed favoring to SPV-APICDC is a condition precedent in SHA vide clause 4.1 and 4.3. The registration process will be started post approval of the Government to transfer the land to SPV and exemption of Stamp Duty for the transaction.

6. Government after careful examination of the matter, hereby accord permission to the VC&MD., APIIC Ltd., to transfer the equity, transfer the land to an extent of 2621.15 acres pertaining to Orvakal node under HBIC from APIIC to AP-Industrial Corridors Infrastructure Development Corporation Ltd., (APICDC), duly incorporating the change of name of SPV with Registrar of Companies under Ministry of Corporate Afairs and with the approval of exemption of stamp duty from the competent authority, as exempting the Stamp Duty for the transfer of lands from one Government Entity to a Government SPV is a common practice across the Country.

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7. The Revenue (REG.I) Department is requested to issue appropriate notification under the provisions of Section 9 of Indian Stamp Act, 1899 and other enabling provisions as applicable in the State, exempting the applicability of Stamp duty on the above transfer.

8. The Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Limited (APIIC) shall take further necessary action in the matter, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

N. YUVARAJ
SECRETARY TO GOVERNMENT & CIP

To
The Vice Chairman & Managing Director,
APIIC Ltd., APIIC Tower, Mangalagiri, Guntur District, A.P. – 522 503.
The Revenue (REG.I) Department, A.P. secretariat, Velagapudi.
Copy to:
The Additional Commissioner, APICDA.
The CEO & MD, National Industrial Corridor Development Corporation Ltd.,
(NICDC), 8th Floor, Tower-I, 124, Jeevan Bharti Building, Parliament Street,
Connaught Place, New Delhi.
The Director of Industries, APIIC Towers, IT Park, Mangalagiri, Guntur Dist.- 522 503.
The P.S. to Addl. Secretary to C.M., A.P. Secretariat.
The P.S. to Hon'ble Minister (Ind. & Comm. and Food Processing).
The P.S. to Chief Secretary to Government, A.P. Secretariat.
The P.S. to Secretary to Govt. & CIP., Ind. & Comm. Dept., A.P. Secretariat.
SC/SF.

// FORWARDED:: BY ORDER //

V.Karuna
(V.KARUNA)
SECTION OFFICER